

CRITERIA FOR HISTORIC DISTRICT COMMISSION DECISIONS

In making a determination for a Certificate of Appropriateness, the Acton Historic District Commission will use the following general standards as a basis for its decisions:

1. The historic character of a property, and its contribution to the character of the district as a whole, shall be retained and preserved. The removal of historic materials or alteration of features that distinguish a property diminishes its integrity, and shall be avoided. Distinctive details, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
2. Each property will be recognized as a physical record of its time and place. Changes that give a false sense of historical development shall not be undertaken.
3. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
4. When possible, deteriorated historic features shall be repaired rather than replaced. Replacement of missing or unsalvageable features shall be substantiated by documentary, pictorial, or physical evidence.
5. New construction, additions, alterations, and installation of modern functional items such as electrical fixtures, antennae, etc., shall not destroy or detract from historic materials and features that characterize the property. The new work should be differentiated from the old, but shall be compatible with the massing, size, scale, style, materials, and architectural details of the historic property. All such work shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
6. Chemical or physical treatments that cause damage to, or entail removal of, historic materials shall not be used.